

Erik David Segelstrom and
Cathie M. Hamer
PO 558
Gualala, California [95445]
(707) 884- 9140

District Court of The United States
For The Northern District of California

NATIONSTAR MORTGAGE, LLC

Plaintiff,

vs.

ERIK SEGELSTROM and CATHIE M.
HAMER, and other
occupants,

Defendants

CV 14 1776 NJV
CASE NO.

RE: Case NO.:
MCUK-CVUD 1412574

Notice of Removal of a Civil Case

Title 28 USCS Sections 1446(a), 1443, 1441(a), 1441(b), 1331 ; FRCP 11, Title
15 USC, Sections 1692(c), 1692(d), 1692(e), 1692(f), 1692(g) 78aa

I. Statement of Facts and Grounds Supporting Removal.

1. The central issues in this removal is two-fold: are lawsuits involving securities involving interstate commerce required to be litigated in federal court, see Title 15, US Code Section 78aa and whether or not the Plaintiff is from a different state, OR EVEN ANOTHER COUNTRY than the Defendant and whether or not the value in controversy is in excess of \$ 75,000.00, seventy-five thousand dollars and whether or

1 not the Plaintiff fulfilled the essential requirements at commencement and the filing
2 of this case for production of evidence to meet the burden of proof under California
3 law to demonstrate conclusively that the Plaintiff has "duly perfected" the title to the
4 subject property. In addition, we, Erik David Segelstrom and Cathie M. Hamer, are
5 preparing to file a civil action in federal court, against the alleged creditor and their
6 attorneys who filed this case. As a result, in the interest of judicial economy, it is far
7 better for the case be litigated in federal court and to be consolidated. NATIONSTAR
8 MORTGAGE, LLC, is a Delaware corporation and is not a California corporation.
9 The Plaintiff claims to be the assignee of the Note and Deed of Trust, however, the
10 original lender securitized almost all of their loans so the loan is held by an
11 investment trust as a conduit for mortgage backed securities so the case must be filed
12 in Federal Court.
13

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15 2. The Note was apparently assigned, however I have never seen the original note
16 with indorsements, which will supply the chain of title to the note. The original
17 lender, LEHMAN BROTHERS BANK, FSB, has a reputation for securitization of
18 their loans, and therefore there is no dispute that securities are involved in this matter.
19

20
21 **II. Matters Involving Securities And implicating Securities law Require Federal**
22 **Jurisdiction.**

23 3. The Plaintiff claims to be the owner of the subject property and that they perfected
24 title in compliance with state law. We, the Defendants, deny that the Plaintiff has
25 perfected title and challenge their claim to ownership of the subject property and their
26 standing to sue. We, Erik David Segelstrom and Cathie M. Hamer, the Defendants,
27
28

1 deny the allegations made by the Plaintiff in the complaint. The District Court of the
 2 United States for the District of California has Jurisdiction in this matter, based upon
 3 the Diversity of Citizenship statutes and the Securities law involved in this case. **The**
 4 **state courts are not equipped to handle federal securities law**, and the matter
 5 before the court must be litigated in Federal Court, see **Title 15, US Code, Section**
 6 **78aa**, since the note is alleged by the Plaintiff to have been securitized into a fund.

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 9 4. “The possibility that federal **law** should apply in the exact context presented here
 10 — determining whether a federal cause of action runs with ownership of a security —
 11 was carefully considered and accepted by two members of the *Lowry* en banc panel.
 12 *Lowry*, 707 F.2d at 726-28 (Judges Garth and Sloviter concurring). Moreover, federal
 13 **law** has been relied upon by all of the federal district courts which have considered
 14 the possibility of an automatic transfer of a cause of action under **securities law**. See
 15 *Rose v. Arkansas Valley Environmental & Utility Authority*, 562 F.Supp. 1180, 1188-
 16 89 (W.D.Mo.1983); *Independent Investor Protective League v. Saunders*, 64 F.R.D.
 17 564, 572 (E.D.Pa.1974); *International Ladies' Garment Workers' Union v. Shields &*
 18 *Co.*, 209 F.Supp. 145, 149 (S.D.N.Y.1962); *Mills v. Sarjem Corp.*, 133 F.Supp. 753,
 19 761 (D.N.J.1955).” In RE NUCORP ENERGY SECURITIES 772 F.2d 1486 (Ninth
 20 Cir, 1985).

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 23 5. This court has Pendant jurisdiction with the state law claims and the matter must be
 24 litigated in federal court. Securities matters must be litigated in Federal Court
 25 pursuant to Title 15 US Code, Section 78aa. “The possibility that federal **law** should
 26 apply in the exact context presented here — determining whether a federal cause of
 27
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 2 two members of the *Lowry* en banc panel. *Lowry*, 707 F.2d at 726-28 (Judges Garth
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 5 of a cause of action under **securities law**. See *Rose v. Arkansas Valley Environmental*
 6 *& Utility Authority*, 562 F.Supp. 1180, 1188-89 (W.D.Mo.1983); *Independent*
 7 *Investor Protective League v. Saunders*, 64 F.R.D. 564, 572 (E.D.Pa.1974);
 8 *International Ladies' Garment Workers' Union v. Shields & Co.*, 209 F.Supp. 145,
 9 149 (S.D.N.Y.1962); *Mills v. Sarjem Corp.*, 133 F.Supp. 753, 761 (D.N.J.1955).” In
 10 RE NUCORP ENERGY SECURITIES 772 F.2d 1486 (Ninth Cir, 1985).

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 13 6. Pendent jurisdiction exists where **there** is a sufficiently substantial federal claim to
 14 confer federal jurisdiction in the first place, and a "common nucleus of operative fact"
 15 between the state and federal claims. *United Mine Workers v. Gibbs*, 383 U.S. 715,
 16 725, 86 S.Ct. 1130, 1138, 16 L.Ed.2d 218 (1966); see *Hagans v. Lavine*, 415 U.S.
 17 528, 536, 94 S.Ct. 1372, 1378, 39 L.Ed.2d 577 (1974).

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 19 7. "The practical importance of the distinction [between merit and jurisdiction] is that
 20 if the federal claim is substantial enough to invoke federal jurisdiction, the court has
 21 power to exercise pendent jurisdiction over [state] claims ... also ... asserted in the
 22 complaint...." C. Wright, A. Miller & E. Cooper, § 3564 at 74-75 (footnote omitted).”
 23 In Re NUCORP ENERGY SECURITIES, 772 F.2d 1486 (Ninth Cir, 1985).

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 26 8. The Ninth Circuit has asserted that any claim arising under a federal statute must
 27 be heard in the federal courts. This is especially true of securities and securities law.
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1 “A claim which arises under a federal statute and implicates federal policy is
 2 appropriately decided under federal law. *Accord Huddleston v. Herman &*
 3 *MacLean*, 640 F.2d 534, 557 & n. 40 (5th Cir.1981) (federal law applies to claims
 4 under Rule 10b-5 because the action is implied in a federal statute), *aff'd in part and*
 5 *rev'd in part on other grounds*, 459 U.S. 375, 103 S.Ct. 683, 74 L.Ed.2d 548 (1983);
 6 *In Re Fine Paper Litigation*, 632 F.2d 1081, 1090 (3rd Cir.1980) (status of claims
 7 held under federal antitrust law is a question of federal law).” In Re NUCORP
 8 ENERGY SECURITIES, 772 F.2d 1486 (Ninth Cir, 1985). There are multiple
 9 violations of federal securities law violations in this matter involving fraud and
 10 implicating the federal securities laws.
 11

12 13 14 **III. Questions of Title Must Be Tried in This Matter.**

15 9. The Plaintiff must prove that the foreclosure was conducted in compliance with
 16 state law and the mortgage followed by a purchase and the Defendant can raise
 17 objections on that phase on the issue of title. In an action for unlawful detainer, the
 18 Plaintiff must supply admissible evidence that the property was “duly sold in
 19 accordance with state law. The burden of Proof is on the purchaser to show that the
 20 trust property has been duly sold to him and that his title was duly perfected.
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23
24 10. In the interest of justice and because there are securities involved in this matter,
 25 and because of the Diversity of Citizenship statutes and Article Three of the US
 26 Constitution, which mandates removal when there is diversity of citizenship, we are
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1 filing this removal notice in this matter. NATIONSTAR MORTGAGE, LLC is
2 domiciled in DELaware and not in California.

3
4 Dated: 4-11-2014

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6  

7 Erik David Segelstrom

Cathie M. Hamer

SUM-130

**SUMMONS
(CITATION JUDICIAL)
UNLAWFUL DETAINER - EVICTION
(RETENCIÓN ILÍCITA DE UN INMUEBLE - DESALOJO)**

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)
ENDORSED-FILED

MAR 28 2014

CLERK OF MENDOCINO COUNTY
SUPERIOR COURT OF CALIFORNIA
JOHN LOZANO

NOTICE TO DEFENDANT:**(AVISO AL DEMANDADO):**

ERIK D SEGELSTROM, CATHIE M HAMER, and DOES 1-5

YOU ARE BEING SUED BY PLAINTIFF:**(LO ESTÁ DEMANDANDO EL DEMANDANTE):**

NATIONSTAR MORTGAGE, LLC

You have 5 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. (To calculate the five days, count Saturday and Sunday, but do not count other court holidays. If the last day falls on a Saturday, Sunday, or a court holiday then you have the next court day to file a written response.) A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

Tiene 5 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. (Para calcular los cinco días, cuente los sábados y los domingos pero no los otros días feriados de la corte. Si el último día cae en sábado o domingo, o en un día en que la corte esté cerrada, tiene hasta el próximo día de corte para presentar una respuesta por escrito). Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org) en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desecher el caso.

1. The name and address of the court is:
(El nombre y dirección de la corte es):
SUPERIOR COURT OF CALIFORNIA, COUNTY OF MENDOCINO
100 NORTH STATE STREET ROOM 107
UKIAH, CA 95482
UKIAH BRANCH LIMITED CIVIL CASE

CASE NUMBER
(Número del caso)

MOOR-DVUD

12574

2. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
TFLG A LAW CORPORATION
ERIC G. FERNANDEZ (SBN: 269684)
VIANA G. BARBU (SBN: 283877)
202 COUSTEAU PLACE, SUITE 260, DAVIS, CALIFORNIA 95618

(530) 750-3700

3. (Must be Answered in all cases) An unlawful detainer assistant (Bus. & Prof. Code, §§6400-6415) ☒ did not ☐ did for compensation give advice or assistance with this form. (If plaintiff has received any help or advice for pay from an unlawful detainer assistant, complete item 6 on the next page.)

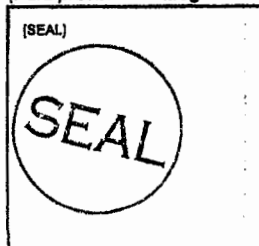
Date:
(Fecha)

MAR 28 2014

Clerk, by
(Secretario)JAMES B. PERRY, INTERIM
JOHN LOZANO (Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)

(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).



4. NOTICE TO THE PERSON SERVED: You are served

- a. ☐ as an individual defendant.
b. ☐ as the person sued under the fictitious name of (specify):
c. ☒ as an occupant
d. ☒ on behalf of (specify):
under: ☐ CCP 416.10 (corporation) ☐ CCP 416.60 (minor)
☐ CCP 416.20 (defunct corporation) ☐ CCP 416.70 (conservatee)
☐ CCP 416.40 (association or partnership) ☐ CCP 416.90 (authorized person)
☐ CCP 416.46 (occupant) ☐ other (specify):

- 5.
- ☒
- by personal delivery on (date): 3-29-14

Page 1 of 2

SUM-130

PLAINTIFF: NATIONSTAR MORTGAGE, LLC	CASE NUMBER:
DEFENDANT: ERIK D SEGELSTROM, CATHIE M HAMER, and DOES 1-5	

6. Unlawful detainer assistant (complete if plaintiff as received any help or advice for pay from an unlawful detainer assistant):
- a. Assistant's name:
 - b. Telephone no.:
 - c. Street address, city, and zip:
 - d. County of registration:
 - e. Registration no.:
 - f. Registration expires on (date):

ENDORSED-FILED

MAR 28 2014

CLERK OF MENDOCINO COUNTY
SUPERIOR COURT OF CALIFORNIA

JOHN LOZANO

By Fax

TFLG A LAW CORPORATION
ERIC G. FERNANDEZ (SBN: 269684)
VIANA G. BARBU (SBN: 283877)
202 COUSTEAU PLACE, SUITE 260
DAVIS, CALIFORNIA 95618
TELEPHONE: (530) 750-3700
FACSIMILE: (530) 750-3366

Attorney for Plaintiff
NATIONSTAR MORTGAGE, LLC

SUPERIOR COURT OF CALIFORNIA

COUNTY OF MENDOCINO

UKIAH BRANCH

LIMITED CIVIL CASE

NATIONSTAR MORTGAGE, LLC,

Case No.

Plaintiff,

MCUK-CYUD 4 12574
VERIFIED COMPLAINT FOR
UNLAWFUL DETAINER

v.

ERIK D SEGELSTROM, CATHIE M
HAMER, and DOES 1-5,

ACTION BASED ON CCP § 1161a

Defendants.

AMOUNT DEMANDED DOES NOT
EXCEED \$10,000

Plaintiff alleges:

1. Plaintiff is, and was at all times mentioned herein, qualified to do business in California or exempt from qualification under California Corporations Code Section 191(d).

2. The real property, possession of which is sought in this action, is situated in Mendocino County, California, in the above-named judicial district, and is commonly described as: 29850 Ten Mile Road, Point Arena, California 95468, Assessor's Parcel Number 027-481-09-05 ("the Property").

3. The true names and capacities of Does 1 through 5, inclusive, are presently unknown to Plaintiff, who therefore sues such Defendants under such fictitious names pursuant to Section 474 of the California Code of Civil Procedure. Plaintiff is informed and believes, and on such information and belief alleges, that each such "Doe" Defendant is in possession of the Property,

1 without the permission or consent of Plaintiff, and Plaintiff will amend this complaint to state the
2 true names and capacities of said Defendants when the same have been ascertained.

3 4. On February 14, 2014, the Property was sold to Plaintiff in accordance with
4 Civil Code Section 2924 *et seq.* under a power of sale contained in a Deed of Trust dated July 15,
5 2004, executed by ERIK D SEGELSTROM and CATHIE M HAMER, husband and wife, as
6 trustor(s). Plaintiff's title pursuant to the sale has been duly perfected and a Trustee's Deed
7 conveying title to Plaintiff has been duly recorded in the county where the Property is situated. A true
8 and correct copy of the Trustee's Deed is attached hereto, marked as Exhibit "A", and incorporated
9 herein by this reference.

10 5. Plaintiff is the owner of, and entitled to immediate possession of the Property.

11 6. On March 17, 2014, in the manner provided by law, Plaintiff caused to be
12 served on Defendants a written notice requiring Defendants to vacate and deliver up possession of
13 the Property to Plaintiff within 3 days after service of said notice. A copy of said Notice is attached
14 hereto, marked as Exhibit "B", and made a part hereof. The Notice was served in the manner
15 provided by law and as more particularly described in the attached Proof of Service, marked as
16 Exhibit "C", which is incorporated herein by this reference.

17 7. More than 3 days have elapsed since the service of said Notice, but
18 Defendants have failed and refused to deliver up possession of the Property.

19 8. Defendants continue in possession of the Property without Plaintiff's
20 permission or consent.

21 9. The reasonable value for the use and occupancy of the Property is the sum of
22 \$60.00 per day, and damages to Plaintiff caused by Defendants' unlawful detention thereof have
23 accrued at said rate since March 21, 2014, and will continue to accrue at said rate so long as
24 Defendants remain in possession of the Property.

25 10. Pursuant to California Evidence Code Section 453, Plaintiff states that at the
26 time of trial it will request judicial notice be taken of certified copy of the recorded document
27 referred to in paragraph 4 hereof and all proofs of service then on file herein.

28 ///

1 WHEREFORE, Plaintiff prays judgment against Defendants as follows:

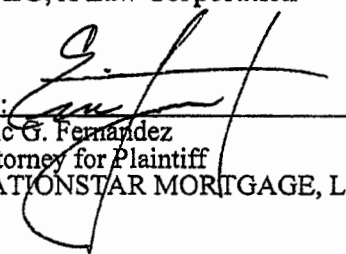
- 2 1. For restitution and possession of the Property;
- 3 2. For damages in the amount of \$60.00 per day from March 21, 2014, and for
- 4 each day that Defendants continue in possession of the Property through the
- 5 date of entry of judgment; and
- 6 3. For costs and for such other and further relief as the court may deem just and
- 7 proper.

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9 TFLG, A Law Corporation

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11 Dated: March 21, 2014

12 By: 
13 Eric G. Fernandez
14 Attorney for Plaintiff
15 NATIONSTAR MORTGAGE, LLC
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VERIFICATION

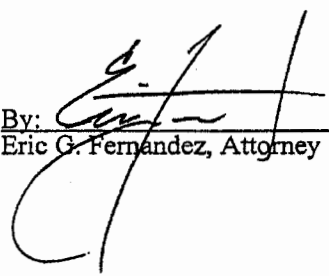
I, the undersigned, declare:

I have read the foregoing Verified Complaint For Unlawful Detainer and know its contents.

I am the attorney or one of the attorneys for NATIONSTAR MORTGAGE, LLC, a party to this action. Such is absent from the county where I or such attorneys have their offices. For that reason, I am making this verification for and on behalf of that party. I am informed and believe and on that basis allege that the matters stated in said document are true and correct.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 21st day of March, 2014, at Davis, California.

By: 
Eric G. Fernandez, Attorney at Law

RECORDED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

RECORDING REQUESTED BY:
Old Republic Default Management Services

AND WHEN RECORDED MAIL TO:
Nationstar Mortgage, LLC
Doc Control
Attn: Kasey Kreman
2617 College Park Dr.
Scottsbluff, NE 69361

Forward Tax Statements to
the address given above

2014-02461
Recorded at the request of:
DPS
03/03/2014 02:07 PM
Fee: \$19.00 Pgs: 1 of 3
OFFICIAL RECORDS
Susan M. Ranachak - Clerk-Recorder
Mendocino County, CA



SPACE ABOVE LINE FOR RECORDER'S USE

T'S #: 12-48093

Order #: 8303260

TRUSTEE'S DEED UPON SALE

A.P.N.: 027-481-09-05

Transfer Tax: \$0.00

The Grantee Herein was the Foreclosing Beneficiary.
The Amount of the Unpaid Debt was \$609,645.54
The Amount Paid by the Grantee was \$488,214.38
Said Property is in the City of POINT ARENA, County of Mendocino

\$20.00
PAY
PGC
FILED
Exempt

Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT without covenant or warranty to

NATIONSTAR MORTGAGE, LLC

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of Mendocino, State of California, described as follows:

EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by ERIK D SEGELSTROM and CATHIE M HAMER, HUSBAND AND WIFE as Trustor, dated 7/15/2004 of the Official Records in the office of the Recorder of Mendocino, California under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on 7/29/2004, instrument number 2004-16970, Book --, Page -- of official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

EXHIBIT A

2014-02461 Page 2 of 303/03/2014 02:07:10 PM

TRUSTEE'S DEED UPON SALE

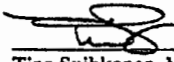
TS #: 12-48093
Loan #: 0600456933
Order #: 8303260

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 2/14/2014. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$488,214.38, in lawful money of the United States, in proper, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

Date: 2/18/2014

Old Republic Default Management Services, a Division of Old
Republic National Title Insurance Company

By:



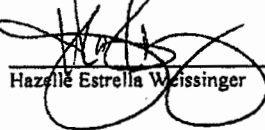
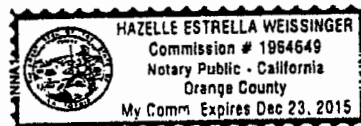
Tina Suihkonen, Vice President

STATE OF California
COUNTY OF Orange

On 2/18/14 before me, Hazelle Estrella Weissinger a Notary Public in and for said county, personally appeared, Tina Suihkonen who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Hazelle Estrella Weissinger

(Seal)

2014-02461 Page 3 of 303/03/2014 02:07:10 PM

ORDER NO: 8303260
REFERENCE NO: 12-48093
TITLE OFFICER: MARIE CRUZ
PRODUCT TYPE: TSG

EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF CALIFORNIA, CITY OF POINT ARENA, COUNTY OF MENDOCINO AND IS DESCRIBED AS FOLLOWS:

TRACT ONE:

PARCEL 1 AS SHOWN AND DELINEATED ON THAT PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MENDOCINO COUNTY ON FEBRUARY 14, 1970 IN MAP CASE 2, DRAWER 14, PAGE 68, MENDOCINO COUNTY RECORDS.

EXCEPTING THEREFROM ALL MINERALS AND PETROLEUM PRODUCTS IN OR UNDER SAID LAND, TOGETHER WITH THE RIGHT OF ENTRY TO EXTRACT THE SAME, AS RESERVED IN THE DEED FROM NIELS IVERSEN ESTATE, A CORPORATION RECORDED MARCH 1, 1955 IN BOOK 392 OF OFFICIAL RECORDS, PAGE 228, MENDOCINO COUNTY RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER CARBON SUBSTANCES AND MINERAL RIGHTS OF WHATSOEVER KIND AND CHARACTER IN AND TO OR UNDER SAID REAL PROPERTY HEREIN DESCRIBED, TOGETHER WITH THE RIGHT TO ENTER UPON SAID PROPERTY AND TO USE THE SAME FOR THE PURPOSES OF EXPLORING AND DEVELOPING AND REMOVING THEREFROM ALL OF SAID GAS, OIL, ASPHALTUM AND OTHER CARBON SUBSTANCES AND OTHER MINERALS OF EVERY KIND AND CHARACTER, AS RESERVED BY FRED HOLM, ET UX, IN THE DEED RECORDED DECEMBER 20, 1957 IN BOOK 474 OF OFFICIAL RECORDS, PAGE 569, MENDOCINO COUNTY RECORDS, AND AS CONVEYED TO MARION R. JONES AND FRANKLIN V.C. JONES, HUSBAND AND WIFE AS JOINT TENANTS IN DEED RECORDED DECEMBER 3, 1959 IN BOOK 528 OF OFFICIAL RECORDS, PAGE 67, MENDOCINO COUNTY RECORDS.

APN: 027-481-09-05

TRACT TWO:

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR PURPOSES TO USE AN AIRSTRIP OVER A STRIP OF LAND 50 FEET IN UNIFORM WIDTH, THE NORTHEASTERLY SIDELINE OF SAID STRIP BEING COINCIDENTAL AND IDENTICAL WITH THE SOUTHWESTERLY BOUNDARY OF THE HEREINABOVE DESCRIBED LAND.

**NOTICE TO ANY RENTERS LIVING AT
29850 TEN MILE ROAD, POINT ARENA, CA 95468**

[CCP § 1161c(b)]

The Attached notice means that your home was recently sold in foreclosure and the new owner plans to evict you.

You should talk to a lawyer NOW to see what your rights are. You may receive court papers in a few days. If your name is on the papers it may hurt your credit if you do not respond and simply move out.

Also, if you do not respond within five days of receiving the papers, even if you are not named in the papers, you will likely lose any right you may have. In some cases, you can respond without hurting your credit. You should ask a lawyer about it.

You may have the right to stay in your home for 90 days or longer, regardless of any deadlines stated on any attached papers. In some cases and in some cities with a "just cause for eviction law," you may not have to move at all. But you must take proper legal steps in order to protect your rights.

How to Get Legal Help

If you cannot afford an attorney, you may be eligible for free legal service from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Internet Web site (www.lawhelpca.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association.

Exhibit B

**NOTICE TO OCCUPANT(S) TO VACATE PREMISES
LOCATED AT:
29850 TEN MILE ROAD, POINT ARENA, CA 95468**

TO: ERIK D. SEGELSTROM, CATHIE M. HAMER AND TO ALL PERSONS WHO ARE IN THE POSSESSION OF AND OCCUPY THE REAL PROPERTY AT THE ABOVE-LISTED ADDRESS:

YOU ARE HEREBY NOTIFIED that your right to occupy the real property located at 29850 TEN MILE ROAD, POINT ARENA, CA 95468 (the "Property") will be terminated. It will be terminated because the Property was sold to NATIONSTAR MORTGAGE LLC at a non-judicial foreclosure sale on February 14, 2014. As a result of that sale, NATIONSTAR MORTGAGE LLC is now the legal owner of this Property.

TAKE FURTHER NOTICE that you are expected to vacate the Property. The amount of time you have to vacate the Property depends on the kind of occupant you are. Please examine the categories of occupant listed below, determine which category applies to you, and note how much time you have to vacate the Property:

1. If you are the former mortgagor currently occupying the Property, you have **THREE (3) Days** from the date this Notice is served on you to vacate the Property.
2. If you are a tenant or subtenant co-occupying the Property with the former mortgagor, you have **THIRTY (30) Days** from the date this Notice is served on you to vacate the Property.
3. If you are a tenant or subtenant occupying the Property under a month-to-month lease or periodic tenancy entered into before the date the Property was sold (see above), you have **NINETY (90) Days** from the date this Notice is served on you to vacate the Property.
4. If you are a tenant or subtenant occupying the Property under a fixed term lease entered into before the date the Property was sold (see above), the date on which you must vacate the Property will depend on a variety of factors.


PLEASE TAKE FURTHER NOTICE that if you fail to vacate the Property within the time that applies to you, the new owner will bring a lawsuit against you for possession of the Property, for damages measured by the rental value of the Property for each day you remain in the Property over the applicable time, and for the costs of the lawsuit.

If you are a tenant occupying the Property under a rental agreement, please contact TFLG, A Law Corporation by telephone at (530) 750-3700 immediately, but not later than **FIVE (5) days**, and be prepared to provide proof of your rental agreement.

If you are on active military duty in United States Armed Forces, or a dependent of an individual who is on active duty, please contact TFLG, A Law Corporation by telephone at (530) 750-3700 immediately, but no later than **FIVE (5) days**, and be prepared to provide proof of active military status.

DATED: 03/11/2014

TFLG, A LAW CORPORATION
As Authorized Agent for Owner


Attorney (530) 601-5166

Case ID 136851

03/18/2014 11:45AM FAX 7074831118+

DAVID E SHELL

0004/0004

PROOF OF SERVICE

I, the undersigned, declare that I served the Notice(s) below indicated:

Notice to Occupant(s) to Vacate Premises; Notice to Any Renters Pursuant to Ccp1181c(b)

The above described Notice(s) were served on the following named parties in the manner set forth below:

NAME: ALL PERSONS IN POSSESSION, C/O ERIK D. SEGELSTROM
 ADDRESS: 29850 TEN MILE ROAD, POINT ARENA, CA 95468

☐ 1. PERSONAL SERVICE

By delivering a copy of the Notice(s) to each of the above personally:

(1) on:

(2) at:

☒ 2. CONSTRUCTIVE SERVICE

After attempting to personally serve said Notice(s) on each of the above named parties on 3/18/2014 at 4:30 PM, and having been unable, by service as authorized by C.C.P. Section 1162 (a) (2,3) in the manner set forth below:

☒ By leaving a copy for each of the above named parties on 3/18/2014 at 4:30 PM with ERIK D. SEGELSTROM, NAMED DEFENDANT, A white male approx. 40-45 years of age 5'2"-5'4" in height weighing 200-220 lbs with brown hair,

☒ By posting a copy for each of the above named parties on 3/18/2014 at 4:30 PM in a conspicuous place on the property;

☒ and thereafter mailing a copy to each said party by depositing said copies in the United States mail on (date): March 17th, 2014; from (city): POINT ARENA, CA, in a sealed envelope with postage fully prepaid, addressed to each said party at their place where the property is situated or,

☐ a declaration of mailing is attached.

At the time of service, I was at least 18 years of age. I declare under penalty of perjury that the foregoing is true and correct.

Person who served papers

a. Name:

Pat Schreiner

b. Address:

PO BOX 728, Ukiah, CA 95482

c. Telephone number:

707-391-6291

d. The fee for service was:

\$

e. I am:

(1) ☐ not a registered California process server.(2) ☐ exempt from registration under Business and Professions Code section 22350(b).(3) ☒ registered California process server:(i) ☐ owner ☐ employee ☒ independent contractor

For: ABC Legal Services, Inc.

(ii) ☒ Registration No.:

Registration #: 6779

(iii) ☒ County:

County: Los Angeles

☒ I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

or

☐ I am a California sheriff or marshal and I certify that the foregoing is true and correct.

Date: 3/18/2014

Pat Schreiner

(NAME OF PERSON WHO SERVED PAPERS/SHERIFF OR MARSHAL)

Pat Schreiner

(SIGNATURE)

PROOF OF SERVICE

Page 1 of 1

Order No. 30112647 SEA FIL



03/18/2014 11:44AM FAX 7074831118+

DAVID E SHELL

00000004

PROOF OF SERVICE

I, the undersigned, declare that I served the Notice(s) below indicated:

Notice to Occupant(s) to Vacate Premises; Notice to Any Renters Pursuant to Cop1161c(b)

The above described Notice(s) were served on the following named parties in the manner set forth below:

NAME: **CATHIE M. HAMER**ADDRESS: **29650 TEN MILE ROAD, POINT ARENA, CA 95466**☐ 1. PERSONAL SERVICE

By delivering a copy of the Notice(s) to each of the above personally.

(1) on:

(2) at

☒ 2. CONSTRUCTIVE SERVICE

After attempting to personally serve said Notice(s) on each of the above named parties on 3/18/2014 at 4:30 PM, and having been unable, by service as authorized by C.C.P. Section 1162 (a) (2,3) in the manner set forth below..

☒ By leaving a copy for each of the above named parties on 3/18/2014 at 4:30 PM with **ERIK D. SEGELSTROM, NAMED DEFENDANT**, A white male approx. 40-48 years of age 6'2"-6'4" in height weighing 200-220 lbs with brown hair, and thereafter mailing a copy to each of the above named parties by depositing said copies in the United States mail on (date): March 17th, 2014, from (city): POINT ARENA, CA, in a sealed envelope, with postage fully prepaid, addressed to each of the above named parties at their place of residence or,

☐ a declaration of mailing is attached.

At the time of service, I was at least 18 years of age. I declare under penalty of perjury that the foregoing is true and correct.

Person who served papers

a. Name:

Pat Schreiner

b. Address:

PO BOX 728, Ukiah, CA 95462

c. Telephone number:

707-391-5281

d. The fee for service was:

\$

e. I am:

(1) ☐ not a registered California process server.(2) ☐ exempt from registration under Business and Professions Code section 22350(b).(3) ☒ registered California process server:(i) ☐ owner ☐ employee ☒ independent contractorFor: **ABC Legal Services, Inc.**(ii) ☒ Registration No.:Registration #: **8779**(iii) ☒ County:County: **Los Angeles**☒ I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

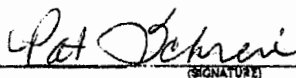
or

☐ I am a California sheriff or marshal and I certify that the foregoing is true and correct.

Date: 3/18/2014

Pat Schreiner

(NAME OF PERSON WHO SERVED PAPERS, SHERIFF OR MARSHAL)



(SIGNATURE)

PROOF OF SERVICE

Page 1 of 1

Order No. 3012647 SEA FIL



03/18/2014 11:44AM FAX 7074831119+

DAVID E SHELL

0002/0004

PROOF OF SERVICE

I, the undersigned, declare that I served the Notice(s) below indicated:

Notice to Occupant(s) to Vacate Premises; Notice to Any Renters Pursuant to Ccp1181c(b)

The above described Notice(s) were served on the following named parties in the manner set forth below:

NAME: **ERIK D. SEGLSTROM**ADDRESS: **29880 TEN MILE ROAD, POINT ARENA, CA 95468**☒ 1. PERSONAL SERVICE

By delivering a copy of the Notice(s) to each of the above personally:

(1) on: **3/18/2014**(2) at: **4:30 PM**

At the time of service, I was at least 18 years of age. I declare under penalty of perjury that the foregoing is true and correct.

Person who served papers

a. Name:

Pat Schreiner

b. Address:

PO BOX 725, Ukiah, CA 95462

c. Telephone number:

707-391-8291

d. The fee for service was:

\$89.50

e. I am:

(1) ☐ not a registered California process server.(2) ☐ exempt from registration under Business and Professions Code section 22350(b).(3) ☒ registered California process server:(i) ☐ owner ☐ employee ☒ independent contractorFor: **ABC Legal Services, Inc.**(ii) ☒ Registration No.:Registration #: **6779**(iii) ☒ County:County: **Los Angeles**☒ I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

or

☐ I am a California sheriff or marshal and I certify that the foregoing is true and correct.Date: **3/18/2014**

Pat Schreiner

(NAME OF PERSON WHO SERVED PAPERS/SHERIFF OR MARSHAL)



(SIGNATURE)

PROOF OF SERVICE

Page 1 of 1

Order No. 30112647 SEA FIL

**Exhibit C**

PLAINTIFF (Name): NATIONSTAR MORTGAGE, LLC	CASE NUMBER:
DEPENDANT (Name): ERIK D SEGELSTROM, CATHIE M HAMER, and DOES 1-5	

NOTICE: If you fail to file this claim, you will be evicted without further hearing.

11. (Response required within five days after you file this form) I understand that I will have *five days* (excluding court holidays) to file a response to the Summons and Complaint after I file this Prejudgment Claim of Right to Possession form.

12. Rental agreement. I have (check all that apply to you):

- a. ☐ an oral rental agreement with the landlord.
- b. ☐ a written rental agreement with the landlord.
- c. ☐ an oral rental agreement with a person other than the landlord.
- d. ☐ a written rental agreement with a person other than the landlord.
- e. ☐ other (explain):

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

WARNING: Perjury is a felony punishable by imprisonment in the state prison.

Date:

.....
(TYPE OR PRINT NAME)

.....
(SIGNATURE OF CLAIMANT)

NOTICE: If you file this claim of right to possession, the unlawful detainer (eviction) action against you will be determined at trial. At trial, you may be found liable for rent, costs, and, in some cases, treble damages.

- NOTICE TO OCCUPANTS -

YOU MUST ACT AT ONCE if all the following are true:

1. You are **NOT** named in the accompanying Summons and Complaint.
2. You occupied the premises on or before the date the unlawful detainer (eviction) complaint was filed. (The date is the court filing date on the accompanying Summons and Complaint.)
3. You still occupy the premises.

(Where to file this form) You can complete and SUBMIT THIS CLAIM FORM WITHIN 10 DAYS from the date of service (on the reverse of this form) at the court where the unlawful detainer (eviction) complaint was filed.

(What will happen if you do not file this form) If you do not complete and submit this form (and pay a filing fee or file the form for proceeding in forma pauperis if you cannot pay the fee), YOU WILL BE EVICTED.

After this form is properly filed, you will be added as a defendant in the unlawful detainer (eviction) action and your right to occupy the premises will be decided by the court. *If you do not file this claim, you will be evicted without a hearing.*

CM-010

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):
 TFLG, A LAW CORPORATION
 ERIC G. FERNANDEZ (SBN:269684)
 VIANA G. BARBU (SBN:283877)
 202 COUSTEAU PLACE, SUITE 260
 DAVIS, CA 95618
 TELEPHONE NO.: (530) 750-3700 FAX NO.: (530) 750-3344

ATTORNEY FOR (Name): PLAINTIFF

SUPERIOR COURT OF CALIFORNIA, COUNTY OF MENDOCINO
 STREET ADDRESS: 100 NORTH STATE STREET, ROOM 108
 MAILING ADDRESS: SAME
 CITY AND ZIP CODE: UKIAH, CA 95482
 BRANCH NAME: UKIAH BRANCH LIMITED CIVIL CASE

CASE NAME: NATIONSTAR MORTGAGE, LLC v. ERIK D SEGELSTROM, CATHIE M HAMER, and DOES 1-5

CIVIL CASE COVER SHEET
☐ Unlimited (Amount demanded exceeds \$25,000) ☒ Limited (Amount demanded is \$25,000 or less)

Complex Case Designation
☐ Counter ☐ Joinder
 Filed with first appearance by defendant (Cal. Rules of Court, rule 3.402)

FOR COURT USE ONLY
 ENDORSED-FILED
 MAR 28 2014
 CLERK OF MENDOCINO COUNTY
 SUPERIOR COURT OF CALIFORNIA
 JOHN LOZANO

JUDGE:
DEPT:

Items 1-6 below must be completed (see instructions on page 2).

1. Check one box below for the case type that best describes this case:

Auto Tort <input type="checkbox"/> Auto (22) <input type="checkbox"/> Uninsured motorist (46) Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort <input type="checkbox"/> Asbestos (04) <input type="checkbox"/> Product liability (24) <input type="checkbox"/> Medical malpractice (45) <input type="checkbox"/> Other PI/PD/WD (23) Non-PI/PD/WD (Other) Tort <input type="checkbox"/> Business tort/unfair business practice (07) <input type="checkbox"/> Civil rights (08) <input type="checkbox"/> Defamation (13) <input type="checkbox"/> Fraud (16) <input type="checkbox"/> Intellectual property (19) <input type="checkbox"/> Professional negligence (25) <input type="checkbox"/> Other non-PI/PD/WD tort (35) Employment <input type="checkbox"/> Wrongful termination (36) <input type="checkbox"/> Other employment (15)	Contract <input type="checkbox"/> Breach of contract/warranty (06) <input type="checkbox"/> Rule 3.740 collections (09) <input type="checkbox"/> Other collections (09) <input type="checkbox"/> Insurance coverage (18) <input type="checkbox"/> Other contract (37) Real Property <input type="checkbox"/> Eminent domain/inverse condemnation (14) <input type="checkbox"/> Wrongful eviction (33) <input type="checkbox"/> Other real property (26) Unlawful Detainer <input type="checkbox"/> Commercial (31) <input checked="" type="checkbox"/> Residential (32) <input type="checkbox"/> Drugs (38) Judicial Review <input type="checkbox"/> Asset forfeiture (05) <input type="checkbox"/> Petition re: arbitration award (11) <input type="checkbox"/> Writ of mandate (02) <input type="checkbox"/> Other judicial review (39)	Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400-3.403) <input type="checkbox"/> Antitrust/Trade regulation (03) <input type="checkbox"/> Construction defect (10) <input type="checkbox"/> Mass tort (40) <input type="checkbox"/> Securities litigation (28) <input type="checkbox"/> Environmental/Toxic tort (30) <input type="checkbox"/> Insurance coverage claims arising from the above listed provisionally complex case types (41) Enforcement of Judgment <input type="checkbox"/> Enforcement of judgment (20) Miscellaneous Civil Complaint <input type="checkbox"/> RICO (27) <input type="checkbox"/> Other complaint (not specified above) (42) Miscellaneous Civil Petition <input type="checkbox"/> Partnership and corporate governance (21) <input type="checkbox"/> Other petition (not specified above) (43)
--	---	---

2. This case ☐ is ☒ is not complex under rule 3.400 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:
- | | |
|--|--|
| a. <input type="checkbox"/> Large number of separately represented parties | d. <input type="checkbox"/> Large number of witnesses |
| b. <input type="checkbox"/> Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve | e. <input type="checkbox"/> Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court |
| c. <input type="checkbox"/> Substantial amount of documentary evidence | f. <input type="checkbox"/> Substantial postjudgment judicial supervision |
3. Remedies sought (check all that apply): a. ☒ monetary b. ☒ nonmonetary; declaratory or injunctive relief c. ☐ punitive
4. Number of causes of action (specify): ONE
5. This case ☐ is ☒ is not a class action suit.
6. If there are any known related cases, file and serve a notice of related case. (You may use form CM-015.)
 Date: MARCH 21, 2014
 ERIC G. FERNANDEZ, ESO
 (TYPE OR PRINT NAME) (SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

NOTICE

- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.
- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 3.400 et seq. of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
- Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

Page 1 of 2

INSTRUCTIONS ON HOW TO COMPLETE THE COVER SHEET

CM-010

To Plaintiffs and Others Filing First Papers. If you are filing a first paper (for example, a complaint) in a civil case, you must complete and file, along with your first paper, the *Civil Case Cover Sheet* contained on page 1. This information will be used to compile statistics about the types and numbers of cases filed. You must complete items 1 through 6 on the sheet. In item 1, you must check one box for the case type that best describes the case. If the case fits both a general and a more specific type of case listed in item 1, check the more specific one. If the case has multiple causes of action, check the box that best indicates the primary cause of action. To assist you in completing the sheet, examples of the cases that belong under each case type in item 1 are provided below. A cover sheet must be filed only with your initial paper. Failure to file a cover sheet with the first paper filed in a civil case may subject a party, its counsel, or both to sanctions under rules 2.30 and 3.220 of the California Rules of Court.

To Parties in Rule 3.740 Collections Cases. A "collections case" under rule 3.740 is defined as an action for recovery of money owed in a sum stated to be certain that is not more than \$25,000, exclusive of interest and attorney's fees, arising from a transaction in which property, services, or money was acquired on credit. A collections case does not include an action seeking the following: (1) tort damages, (2) punitive damages, (3) recovery of real property, (4) recovery of personal property, or (5) a prejudgment writ of attachment. The identification of a case as a rule 3.740 collections case on this form means that it will be exempt from the general time-for-service requirements and case management rules, unless a defendant files a responsive pleading. A rule 3.740 collections case will be subject to the requirements for service and obtaining a judgment in rule 3.740.

To Parties in Complex Cases. In complex cases only, parties must also use the *Civil Case Cover Sheet* to designate whether the case is complex. If a plaintiff believes the case is complex under rule 3.400 of the California Rules of Court, this must be indicated by completing the appropriate boxes in items 1 and 2. If a plaintiff designates a case as complex, the cover sheet must be served with the complaint on all parties to the action. A defendant may file and serve no later than the time of its first appearance a joinder in the plaintiff's designation, a counter-designation that the case is not complex, or, if the plaintiff has made no designation, a designation that the case is complex.

CASE TYPES AND EXAMPLES

Auto Tort

Auto (22)—Personal Injury/Property Damage/Wrongful Death
Uninsured Motorist (46) (*if the case involves an uninsured motorist claim subject to arbitration, check this item instead of Auto*)

Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort

Asbestos (04)
Asbestos Property Damage
Asbestos Personal Injury/Wrongful Death
Product Liability (*not asbestos or toxic/environmental*) (24)
Medical Malpractice (45)
Medical Malpractice—Physicians & Surgeons
Other Professional Health Care Malpractice
Other PI/PD/WD (23)
Premises Liability (e.g., slip and fall)
Intentional Bodily Injury/PD/WD (e.g., assault, vandalism)
Intentional Infliction of Emotional Distress
Negligent Infliction of Emotional Distress
Other PI/PD/WD

Non-PI/PD/WD (Other) Tort

Business Tort/Unfair Business Practice (07)
Civil Rights (e.g., discrimination, false arrest) (*not civil harassment*) (08)
Defamation (e.g., slander, libel) (13)
Fraud (16)
Intellectual Property (19)
Professional Negligence (25)
Legal Malpractice
Other Professional Malpractice (*not medical or legal*)
Other Non-PI/PD/WD Tort (35)
Employment
Wrongful Termination (36)
Other Employment (15)

Contract

Breach of Contract/Warranty (06)
Breach of Rental/Lease
Contract (*not unlawful detainer or wrongful eviction*)
Contract/Warranty Breach—Seller Plaintiff (*not fraud or negligence*)
Negligent Breach of Contract/Warranty
Other Breach of Contract/Warranty
Collections (e.g., money owed, open book accounts) (09)
Collection Case—Seller Plaintiff
Other Promissory Note/Collections Case
Insurance Coverage (*not provisionally complex*) (18)
Auto Subrogation
Other Coverage
Other Contract (37)
Contractual Fraud
Other Contract Dispute

Real Property

Eminent Domain/Inverse Condemnation (14)
Wrongful Eviction (33)
Other Real Property (e.g., quiet title) (26)
Writ of Possession of Real Property
Mortgage Foreclosure
Quiet Title
Other Real Property (*not eminent domain, landlord/tenant, or foreclosure*)

Unlawful Detainer

Commercial (31)
Residential (32)
Drugs (38) (*if the case involves illegal drugs, check this item; otherwise, report as Commercial or Residential*)

Judicial Review

Asset Forfeiture (05)
Petition Re: Arbitration Award (11)
Writ of Mandate (02)
Writ—Administrative Mandamus
Writ—Mandamus on Limited Court Case Matter
Writ—Other Limited Court Case Review
Other Judicial Review (39)
Review of Health Officer Order
Notice of Appeal—Labor
Commissioner Appeals

Provisionally Complex Civil Litigation (Cal. Rules of Court Rules 3.400–3.403)

Antitrust/Trade Regulation (03)
Construction Defect (10)
Claims Involving Mass Tort (40)
Securities Litigation (28)
Environmental/Toxic Tort (30)
Insurance Coverage Claims (*arising from provisionally complex case type listed above*) (41)

Enforcement of Judgment

Enforcement of Judgment (20)
Abstract of Judgment (Out of County)
Confession of Judgment (*non-domestic relations*)
Sister State Judgment
Administrative Agency Award (*not unpaid taxes*)
Petition/Certification of Entry of Judgment on Unpaid Taxes
Other Enforcement of Judgment Case

Miscellaneous Civil Complaint

RICO (27)
Other Complaint (*not specified above*) (42)
Declaratory Relief Only
Injunctive Relief Only (*non-harassment*)
Mechanics Lien
Other Commercial Complaint Case (*non-tort/non-complex*)
Other Civil Complaint (*non-tort/non-complex*)

Miscellaneous Civil Petition

Partnership and Corporate Governance (21)
Other Petition (*not specified above*) (43)
Civil Harassment
Workplace Violence
Elder/Dependent Adult Abuse
Election Contest
Petition for Name Change
Petition for Relief from Late Claim
Other Civil Petition